NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY JANUARY 17, 2017
6:30 P.M.

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on on December 20, 2016.

IV. DIRECTOR'S REPORT:

A. Report on City Council meeting items of January 10, 2017.

V. AGENDA:

A. Consider and act upon a Final Plat for Lilyana (Wells South), being approximately 95.68 acres situated in the Jonathan Westover Survey, Abstract No. 1030 & W. Wilhite Survey, Abstract No. 1002, Collin County, Texas, comprised of 293 residential lots, seven (7) open space lots, and one (1) amenity center lot. The property is generally located north of Frontier Parkway, east of County Road 83, and west of County Road 84. (Lilyana Final Plat)

B. Consider and act upon a Construction Plat for Creeks of Legacy West, Phase 1, being approximately 54.131 acres situated in the J. McKinn Survey, Abstract No. 889, W. Phillips Survey, Abstract No. 1029, and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas, comprised of 188 residential lots and nine (9) open space/common areas. The property is located north of Frontier Parkway, and to the west of Legacy Drive. (Creeks of Legacy West Construction Plat)

C. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 2.559 acre tract of land from AG, Agriculture zoning district to RO, Retail and Office zoning district. The property is situated in the Coleman Watson Survey, Abstract 945, Collin County, Texas. The property is generally located at the northwest corner of Frontier Parkway and FM 2478 (Future Custer Road). (Joel Field Zoning)

D. Consider and act upon a request for a Subdivision Ordinance Variance from Pointe Land & Development to Section 10.23.122(m)(1), Culs-de-sac, dead-end streets, to allow an over length cul-de-sac. The project is located at the northwest intersection of CR 100 and CR 97 (Coit Road) (Buffalo Ridge)

E. Consider and act upon an application for a General Development Plan for Buffalo Ridge, a single family residential development, situated on a ±64.9 acre tract of land within the L.M. Boyd Survey #14, Abstract No.

0048, Collin County, Texas, the property is generally located at the northwest corner of CR 100 and CR 97 (Coit Road). (Buffalo Ridge GDP)

F. The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 15.47 acre tract of land from AG, agriculture zoning district to PD, Planned Development Zoning District, with the base zoning of HI, Heavy Industrial District. The property is situated in the Collin County School Land Survey #14, Abstract 167, Collin County, Texas. The property is generally located on the northeast corner of Frontier Parkway and Prairie Crossing (formerly CR 51). (Stelzer PD)

VI. ADJOURNMENT:

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, January 13, 2017 at _____ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting."

_____ _____

Helen-Eve Liebman, AICP Date of Notice Removal
City of Celina, Texas

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY DECEMBER 20, 2016
6:30 P.M.

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at 6:46 p.m.
Commissioners present: Shelby Barley, Scott Cromwell, Mitch Freeman, and Jace Ousley
Commissioners absent: Charles Haley, Ben Hangartner, and Mike Terry.
Staff present: Ben Rodriguez, Senior Planner

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas Flags.

III. CONSENT AGENDA:

A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting held on November 15, 2016.
B. Consider and act upon approval of minutes from the Special Called Planning and Zoning Commission Meeting held on November 9, 2016.

Commissioner Barley moved to approve the Consent Agenda.
Commissioner Freeman seconded the motion.
Motion carried 4-yes;0-no.

IV. DIRECTOR'S REPORT:

Senior Planner Ben Rodriguez spoke on the agenda items that went before City Council on December 13, 2016.

V. AGENDA:

A. Consider and act upon a Construction Plat for Preston Plaza being approximately 1.965 acres situated in Block J, Lot 32, of the Heritage Addition Phase 1, comprised of one (1) non-residential lot. The property is situated at the southeast corner of Preston Road (SH289) and Founders Lane. (Preston Plaza)

Commissioner Cromwell moved to approve the Construction Plat.
Commissioner Shelby seconded the motion.
Motion carried 4-yes; 0-no

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 7:54 p.m.

_____ _____

Helen-Eve Liebman, AICP Date
Director of Planning & Development Services
City of Celina, Texas

_____ _____

Jace Ousley, Chairman Date
Planning and Zoning Commission

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
From:	Helen-Eve Liebman, AICP, Director of Planning and Development Services
Meeting Date:	January 17, 2017
Re:	Director's Report

THE FOLLOWING ITEMS WERE CONSIDERED AT THE JANUARY 10, 2017 CITY COUNCIL MEETING*:*

Annexations:

- Approved the annexation of the Ayala Tract located east of the BNSF railroad, west of Preston Road, north of CR 53 and south of Business 289.
- Set two public hearings for the Stelzer Tract annexation, located at the northeast corner of Frontier Parkway and Prairie Crossing.

Plat:

- Approved the Construction Plat for Preston Plaza, located at the southeast corner of Preston Road and Founders Lane.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Rick Chaffin, Interim City Manager
	Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	January 17, 2017
Re:	Lilyana Final Plat

Action Requested:

Consider and act upon a Final Plat for Lilyana (Wells South), being approximately 95.68 acres situated in the Jonathan Westover Survey, Abstract No. 1030 & W. Wilhite Survey, Abstract No. 1002, comprised of 293 residential lots, seven (7) open spaces, and one (1) amenity center lot. The property is generally located north of Frontier Parkway, east of County Road 83, and west of County Road 84. (Lilyana Final Plat)

Background Information:
Staff has reviewed the proposed Final Plat for Lilyana (Wells South), and has determined that the outstanding comments are of a minor nature and can be revised prior to the plat being brought before City Council.

The outstanding comments are:
1. Providing separate instrument numbers
2. Cleaning up wording in notes for consistency

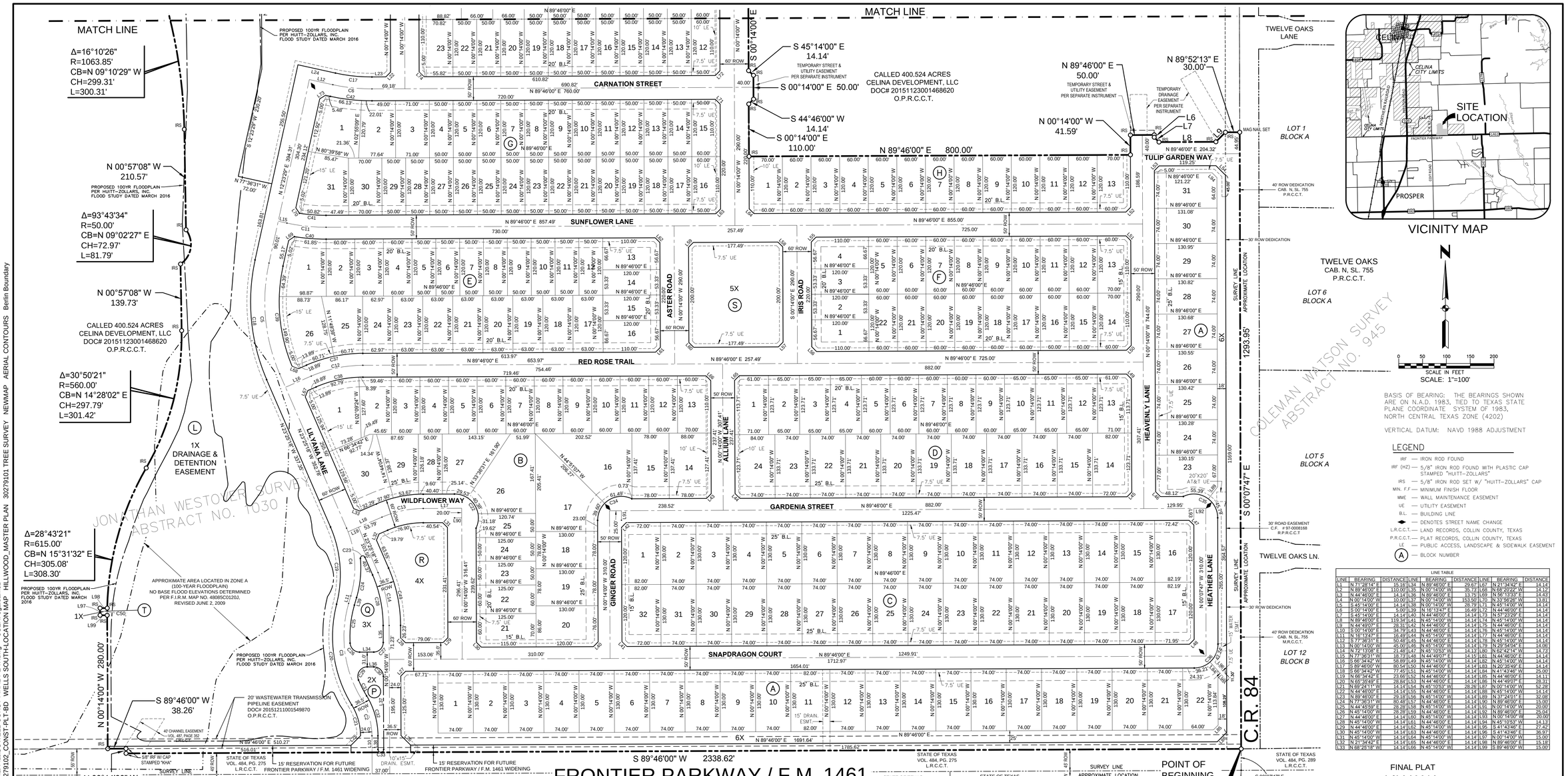
Public Notice:
N/A

Supporting Documents:
- Plat Exhibit

Legal Review:
N/A

Staff Recommendation:
Staff recommends that the item be approved pending comments being addressed.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1024 or by email at rmiga@celina-tx.gov



VICINITY MAP

BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

VERTICAL DATUM: NAVD 1988 ADJUSTMENT

LEGEND

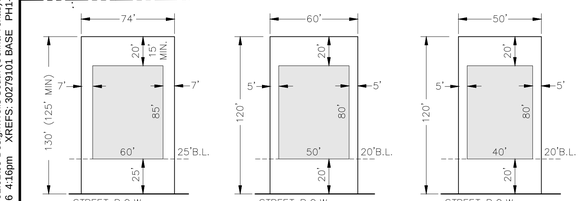
- IRF — IRON ROD FOUND
- IRF (HZ) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- B.L. — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- LE — PUBLIC ACCESS, LANDSCAPE & SIDEWALK EASEMENT
- (A) — BLOCK NUMBER

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 71°28'14" E	15.16'	L34	N 89°46'00" E	29.67'	L67	N 21°34'42" E	14.14'
L2	N 89°46'00" E	110.00'	L35	N 00°14'00" W	35.73'	L68	N 68°20'23" W	14.12'
L3	N 44°46'00" E	14.14'	L36	N 89°46'00" E	13.75'	L69	N 58°13'53" E	14.43'
L4	N 00°14'00" W	10.00'	L37	N 00°14'00" W	153.50'	L70	N 33°56'26" W	13.81'
L5	S 45°14'00" E	14.14'	L38	N 00°14'00" W	28.79'	L71	N 45°14'00" W	14.14'
L6	S 00°14'00" E	5.00'	L39	N 16°13'47" E	16.49'	L72	N 44°46'00" E	14.14'
L7	S 45°14'00" E	14.14'	L40	N 44°46'00" E	14.14'	L73	N 67°23'29" E	14.14'
L8	N 89°46'00" E	119.34'	L41	N 45°14'00" W	14.14'	L74	N 45°14'00" W	14.14'
L9	N 44°49'07" E	28.31'	L42	N 44°46'00" E	14.14'	L75	N 44°46'00" E	14.14'
L10	S 00°14'00" E	34.79'	L43	N 44°46'00" E	14.14'	L76	N 45°14'00" W	14.14'
L11	N 16°13'47" E	16.49'	L44	N 45°14'00" W	14.14'	L77	N 44°46'00" E	14.14'
L12	S 77°36'31" E	50.48'	L45	N 44°46'00" E	14.14'	L78	N 45°14'00" W	14.14'
L13	N 00°14'00" W	45.00'	L46	N 45°14'00" W	14.14'	L79	N 29°34'04" E	14.06'
L14	N 72°13'08" E	21.48'	L47	N 45°10'53" W	14.13'	L80	N 62°42'14" W	14.72'
L15	N 77°36'31" W	18.73'	L48	N 44°49'07" E	14.15'	L81	N 44°46'00" E	14.14'
L16	S 66°34'42" W	58.89'	L49	N 45°14'00" W	14.14'	L82	N 45°14'00" W	14.14'
L17	S 89°46'00" W	80.54'	L50	N 44°46'00" E	14.14'	L83	N 20°30'49" E	14.14'
L18	S 66°34'42" W	77.45'	L51	N 45°14'00" W	14.14'	L84	N 41°43'46" W	25.00'
L19	N 66°34'42" E	23.66'	L52	N 44°46'00" E	14.14'	L85	N 44°46'00" E	14.14'
L20	N 65°35'49" E	28.84'	L53	N 44°46'00" E	14.14'	L86	N 44°49'07" E	28.31'
L21	N 69°24'11" W	14.14'	L54	N 45°10'53" W	28.26'	L87	N 00°14'00" W	52.28'
L22	N 44°46'00" E	14.14'	L55	N 44°46'00" E	14.14'	L88	N 45°14'00" W	14.14'
L23	N 89°46'00" E	29.18'	L56	N 45°14'00" W	14.14'	L89	N 37°24'01" E	32.08'
L24	N 77°36'31" W	80.48'	L57	N 44°46'00" E	14.14'	L90	N 89°46'00" E	15.00'
L25	N 44°49'59" E	28.28'	L58	N 45°14'00" W	14.14'	L91	N 00°14'00" W	20.00'
L26	N 45°14'00" W	28.28'	L59	N 44°46'00" E	14.14'	L92	N 89°46'00" E	25.04'
L27	N 44°46'00" E	14.14'	L60	N 45°14'00" W	14.14'	L93	N 00°14'00" W	20.00'
L28	N 45°14'00" W	14.14'	L61	N 44°46'00" E	14.14'	L94	N 45°10'53" W	14.13'
L29	N 44°46'00" E	14.14'	L62	N 45°14'00" W	14.14'	L95	S 41°43'46" E	27.42'
L30	N 45°14'00" W	14.14'	L63	N 44°46'00" E	14.14'	L96	S 41°43'46" E	36.97'
L31	N 45°14'00" W	14.14'	L64	N 45°14'00" W	14.14'	L97	N 00°14'00" W	15.00'
L32	N 21°34'42" E	14.14'	L65	N 44°46'00" E	14.14'	L98	N 89°46'00" E	15.18'
L33	N 68°26'18" W	14.14'	L66	N 45°14'00" W	14.14'	L99	S 89°46'00" W	15.00'

CURVE TABLE

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH	CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	2°17'13"	175.00'	S 76°10'08" E	6.98'	6.98'	C26	86°59'37"	20.00'	N 46°44'11" W	27.53'	30.37'
C2	31°16'16"	149.00'	N 15°52'08" W	80.32'	81.32'	C27	90°00'00"	20.00'	N 44°46'00" E	28.28'	31.42'
C3	47°44'03"	250.00'	S 07°38'14" E	202.31'	208.28'	C28	23°11'18"	269.50'	N 11°49'39" W	108.33'	109.07'
C4	39°39'05"	210.00'	N 03°35'45" W	142.45'	145.33'	C29	112°15'53"	20.00'	N 33°38'04" E	33.21'	39.19'
C5	35°48'46"	380.00'	S 05°30'54" E	233.67'	237.52'	C30	90°00'00"	20.00'	N 45°14'00" W	28.28'	31.42'
C6	12°37'28"	375.00'	S 83°55'15" E	82.46'	82.63'	C31	9°00'24"	237.50'	N 27°00'04" W	37.30'	37.33'
C7	24°10'11"	700.00'	N 12°19'06" W	293.10'	295.29'	C32	31°27'03"	161.50'	N 15°46'45" W	87.54'	88.65'
C8	45°22'39"	205.00'	N 88°17'09" E	158.15'	162.36'	C33	180°00'00"	6.00'	N 89°46'00" E	12.00'	18.85'
C9	24°10'11"	265.00'	S 77°40'05" W	110.96'	111.79'	C34	115°50'31"	50.00'	N 57°41'16" E	84.73'	101.09'
C10	17°32'32"	275.00'	N 80°59'34" E	83.89'	84.22'	C35	115°56'44"	50.00'	N 58°06'09" W	84.78'	101.18'
C11	12°37'28"	375.00'	N 83°55'15" W	82.46'	82.63'	C36	89°53'47"	50.00'	N 44°49'07" E	70.69'	78.45'
C12	23°11'18"	275.00'	S 78°10'21" W	110.54'	111.30'	C37	23°11'18"	300.00'	N 78°10'21" E	120.59'	121.41'
C13	23°11'18"	220.00'	S 78°10'21" W	88.43'	89.04'	C38	23°11'18"	250.00'	N 78°10'21" E	100.49'	101.18'
C14	23°11'18"	282.00'	N 11°49'39" W	113.35'	114.13'	C39	35°04'05"	350.00'	N 05°08'54" W	210.95'	214.29'
C15	45°22'39"	235.00'	N 88°17'09" E	181.29'	186.12'	C40	9°34'39"	400.00'	N 85°26'40" W	66.79'	66.86'
C16	24°10'11"	670.00'	N 12°19'06" W	280.54'	282.63'	C41	9°08'32"	350.00'	N 85°39'44" W	55.79'	55.85'
C17	12°37'28"	350.00'	N 83°55'15" W	76.96'	77.12'	C42	12°37'28"	400.00'	N 83°55'15" W	87.96'	88.14'
C18	35°48'46"	410.00'	N 05°30'54" W	252.12'	256.27'	C43	14°47'25"	730.00'	N 07°17'42" W	187.92'	188.44'
C19	37°52'11"	750.00'	N 04°29'12" W	162.25'	165.24'	C44	14°05'31"	300.00'	N 82°43'15" E	73.68'	73.79'
C20	45°57'10"	274.00'	N 08°31'41" W	213.91'	219.75'	C45	13°24'09"	250.00'	N 83°03'56" E	58.35'	58.48'
C21	31°10'31"	125.00'	N 15°55'00" W	67.18'	68.01'	C46	24°10'11"	240.00'	N 77°40'55" E	100.49'	101.24'
C22	115°02'11"	50.00'	N 32°18'44" W	84.73'	101.09'	C47	40°55'15"	175.00'	N 88°13'38" E	122.35'	124.99'
C23	161°42'46"	5.00'	N 75°43'34" E	9.87'	14.11'	C48	22°00'00"	290.00'	N 78°46'00" E	110.67'	111.35'
C24	21°21'21"	222.50'	N 05°33'07" E	82.45'	82.93'	C49	23°11'18"	306.00'	N 11°49'39" W	123.00'	123.84'
C25	19°28'10"	237.50'	N 06°29'42" E	80.32'	80.70'	C50	1°23'51"	615.00'	S 00°27'56" W	15.00'	15.00'



TYPICAL LOT & SETBACK LINE DETAIL TYPE III N.T.S. 85 LOTS

TYPICAL LOT & SETBACK LINE DETAIL TYPE II N.T.S. 111 LOTS

TYPICAL LOT & SETBACK LINE DETAIL TYPE I N.T.S. 97 LOTS

NOTE: PER DEVELOPER'S AGREEMENT, BUILDING PERMITS FOR A MAXIMUM OF 30% OF THE RESIDENTIAL LOTS MAY BE ISSUED PRIOR TO FRANCHISE UTILITY INSTALLATION.

FINAL PLAT

LILYANA PHASE I

CONTAINING

293 RESIDENTIAL LOTS, 7 OPEN SPACES, 1 AMENITY CENTER LOT TOTALING 95.68 ACRES

SITUATED IN THE

JONATHAN WESTOVER SURVEY, ABST. No. 1030 & W. WILHITE SURVEY, ABST. No. 1002

COLLIN COUNTY, TEXAS

DECEMBER 2016

DEVELOPER

HILLWOOD COMMUNITIES

VICTORY PARK
3090 OLIVE STREET, SUITE 300, Dallas, Texas 75219
Phone (214) 777-4396 Fax (972) 201-2959

PREPARED BY:

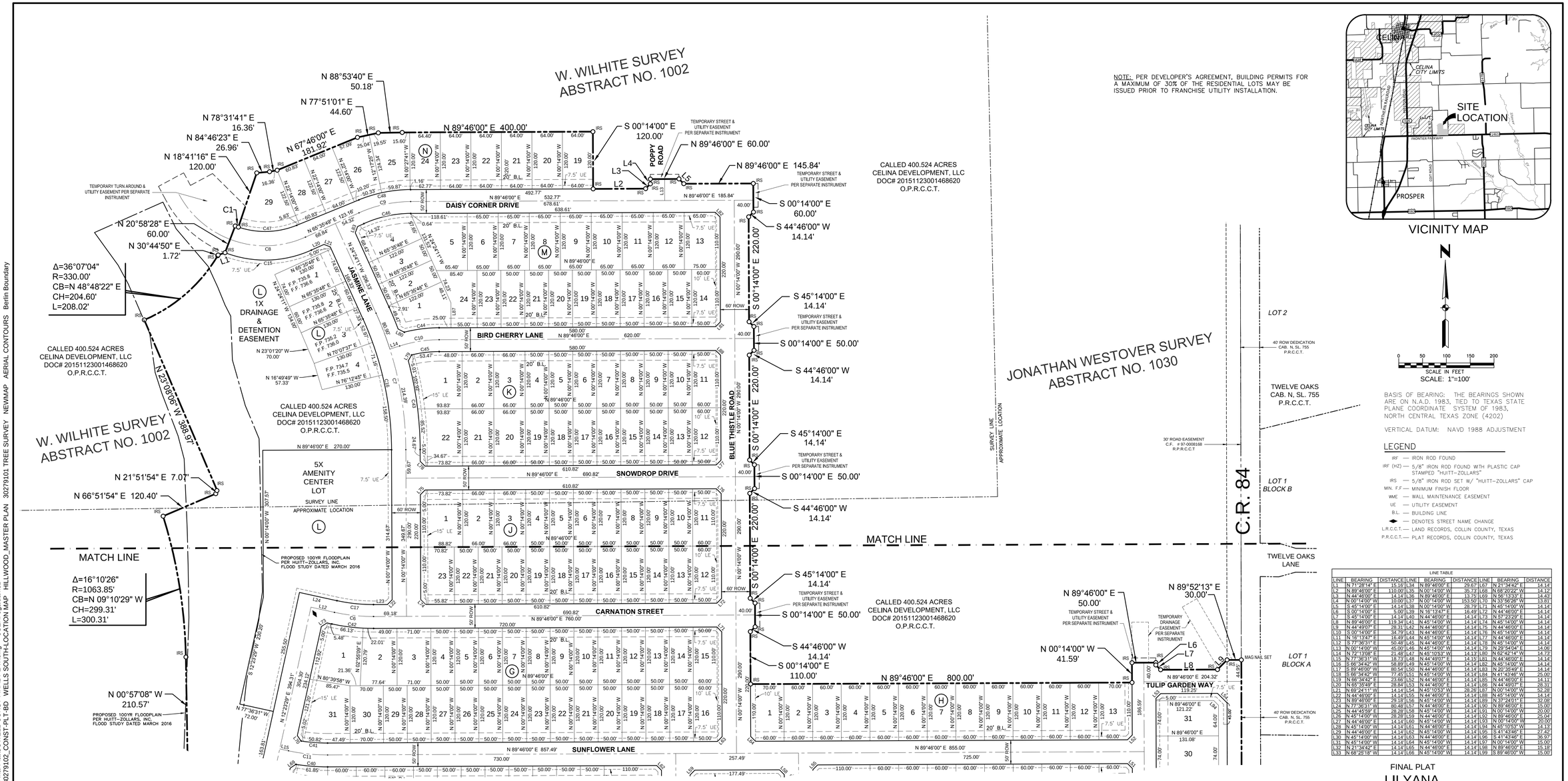
HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

SHEET 1 OF 3

CITY PROJECT NUMBER: P-201511-01 **PROJECT NUMBER:** R302791.02

DWG: \\proj\R302791.02\05 Design\Wells South (Celina Texas)\Phase 1\Final Plat\SOWELL-CONST FINAL PLAT.dwg USER: egaldamez
DATE: Dec 15, 2016 4:16pm XREFS: 30279101 BASE PH1-BASE 30279102_CONST-PLT-BD WELLS SOUTH-LOCATION MAP HILLWOOD_MASTER PLAN 30279101 TREE SURVEY NEWMAP AERIAL CONTOURS Berlin Boundary


W. WILHITE SURVEY
ABSTRACT NO. 1002
JONATHAN WESTOVER SURVEY
ABSTRACT NO. 1030
DAISY CORNER DRIVE
BIRD CHERRY LANE
SNOWDROP DRIVE
CARNATION STREET
SUNFLOWER LANE
JASMINE LANE
POPPY ROAD
BLUE THISTLE ROAD
TULIP GARDEN WAY
C.R. 84
TWELVE OAKS LANE
MATCH LINE
CALLED 400.524 ACRES
CELINA DEVELOPMENT, LLC
DOC# 20151123001468620
O.P.R.C.C.T.
1X DRAINAGE & DETENTION EASEMENT
5X AMENITY CENTER LOT
PROPOSED 100YR FLOODPLAIN PER HUITT-ZOLLARS, INC. FLOOD STUDY DATED MARCH 2016
TEMPORARY TURN AROUND & UTILITY EASEMENT PER SEPARATE INSTRUMENT
TEMPORARY STREET & UTILITY EASEMENT PER SEPARATE INSTRUMENT
TEMPORARY DRAINAGE EASEMENT PER SEPARATE INSTRUMENT
40' ROW DEDICATION CAB. N, SL. 755 P.R.C.C.T.
30' ROAD EASEMENT C.F. # 97-0008168 R.P.R.C.C.T.
TWELVE OAKS CAB. N, SL. 755 P.R.C.C.T.
LOT 1 BLOCK B
LOT 1 BLOCK A
LOT 2
MAG NAIL SET
SURVEY LINE APPROXIMATE LOCATION
Δ=36°07'04" R=330.00' CB=N 48°48'22" E CH=204.60' L=208.02'
Δ=16°10'26" R=1063.85' CB=N 09°10'29" W CH=299.31' L=300.31'
N 89°46'00" E 800.00'
N 89°46'00" E 855.00'
N 89°46'00" E 857.49'
N 89°46'00" E 730.00'
N 89°46'00" E 257.49'
N 89°46'00" E 177.49'
N 89°46'00" E 270.00'
N 89°46'00" E 690.82'
N 89°46'00" E 620.00'
N 89°46'00" E 532.77'
N 89°46'00" E 638.61'
N 89°46'00" E 492.77'
N 89°46'00" E 678.61'
N 89°46'00" E 760.00'
N 89°46'00" E 610.82'
N 89°46'00" E 400.00'
N 89°46'00" E 145.84'
N 89°46'00" E 185.84'
N 89°46'00" E 204.32'
N 89°46'00" E 131.08'
N 89°46'00" E 121.22'
N 89°46'00" E 50.00'
N 89°52'13" E 30.00'
N 00°14'00" W 41.59'
S 00°14'00" E 120.00'
S 00°14'00" E 60.00'
S 00°14'00" E 50.00'
S 44°46'00" W 14.14'
S 45°14'00" E 14.14'
S 00°14'00" E 220.00'
S 00°14'00" E 110.00'
N 00°57'08" W 210.57'
N 00°14'00" W 41.59'
N 89°46'00" E 60.00'
N 88°53'40" E 50.18'
N 77°51'01" E 44.60'
N 78°31'41" E 16.36'
N 84°46'23" E 26.96'
N 18°41'16" E 120.00'
N 67°46'00" E 181.92'
N 20°58'28" E 60.00'
N 30°44'50" E 1.72'
N 23°08'06" W 388.97'
N 21°51'54" E 7.07'
N 66°51'54" E 120.40'
N 77°36'31" W 72.00'
N 80°39'58" W
N 23°01'20" W 70.00'
N 16°49'49" W 57.33'
N 12°29'29" E 394.91'
N 12°29'29" E 200.20'
N 00°14'00" W 307.57'
N 00°14'00" W 314.67'
N 00°14'00" W 349.67'
N 00°14'00" W 290.00'
N 00°14'00" W 220.00'
N 00°14'00" W 250.00'
N 00°14'00" W 290.00'
N 00°14'00" W 186.59'
S 00°14'00" E 220.00'
S 00°14'00" E 290.00'
S 00°14'00" E 220.00'
S 00°14'00" E 290.00'
S 00°14'00" E 220.00'
S 00°14'00" E 220.00'
S 00°14'00" E 220

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Wells South Development Phase I, LLC is the owner of a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas, and being a portion of a tract of land described in instrument to Wells South Development Phase I, LLC as recorded under Document No. 20151123001468620 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a "PK" nail found at the southeast corner of said Wells South Development Phase I tract, and the intersection of the north line of F.M. 1461/Frontier Parkway (a 90 foot wide right of way) as described to the State of Texas in Volume 484, Page 275 of the Land Records of Collin County Texas (L.R.C.C.T.), and the west line of a 40 foot wide right of way dedication for County Road No.84 as shown on the final plat of Twelve Oaks, an addition to the City of Celina, Texas, as recorded in Cabinet N, Slide 755 of the Plat Records of Collin County (P.R.C.C.T.), from which the southeast corner of said Jonathan Westover Survey bears South 00 degrees 07 minutes 47 seconds East, a distance of 45.00 feet;

THENCE, South 89 degrees 46 minutes 00 seconds West, along the south line of said Wells South Development Phase I
tract, and along the north right of way line of said F.M. 1461/Frontier Parkway, a distance of 2,338.62 feet to a 5/8 inch iron rod found with plastic cap stamped "KHA";

THENCE, North 00 degrees 14 minutes 00 seconds West, continuing along the south line of said Wells South Development Phase I tract, and along the north right of way line of said F.M. 1461/Frontier Parkway, a distance of 10.00 feet to a 5/8 inch iron rod found with plastic cap stamped "KHA ";

THENCE, South 89 degrees 46 minutes 00 seconds West, continuing along the south line of said Wells South Development Phase I tract, and along the north right of way line of said F.M. 1461/Frontier Parkway, a distance of 38.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 14 minutes 00 seconds West, departing the south line of said Wells South Development Phase I tract, and the north right of way line of said F.M. 1461/Frontier Parkway a distance of 280.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 46 minutes 00 seconds West, a distance of 15.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 14 minutes 00 seconds West, a distance of 15.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East, a distance of 15.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars"; and being the beginning of a non-tangent curve to the left having a central angle of 28 degrees 43 minutes 21 seconds, a radius of 615.00 feet, a chord bearing of North 15 degrees 31 minutes 32 seconds East, a chord distance of 305.08 feet;

THENCE, along said curve to the left an arc distance of 301.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 30 degrees 50 minutes 21 seconds, a radius of 560.00 feet, a chord bearing of North 14 degrees 28 minutes 02 seconds East, a chord distance of 297.79 feet;

THENCE, North 00 degrees 57 minutes 08 seconds West a distance of 139.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 93 degrees 43 minutes 34 seconds, a radius of 50.00 feet, a chord bearing of North 09 degrees 02 minutes 27 seconds East, a chord distance of 72.97 feet;

THENCE, along said curve to the left an arc distance of 81.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 57 minutes 08 seconds West a distance of 210.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 16 degrees 10 minutes 26 seconds, a radius of 1,063.85 feet, a chord bearing of North 09 degrees 10 minutes 29 seconds West, a chord distance of 299.31 feet;

THENCE, along said curve to the left an arc distance of 300.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 66 degrees 51 minutes 54 seconds East a distance of 120.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 21 degrees 51 minutes 54 seconds East a distance of 7.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 23 degrees 08 minutes 06 seconds West a distance of 388.97 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 36 degrees 07 minutes 04 seconds, a radius of 330.00 feet, a chord bearing of North 48 degrees 48 minutes 22 seconds East, a chord distance of 204.60 feet;

THENCE, along said curve to the left an arc distance of 208.02 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 30 degrees 44 minutes 50 seconds East a distance of 1.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 71 degrees 28 minutes 14 seconds East a distance of 15.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 20 degrees 58 minutes 28 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 17 minutes 13 seconds, a radius of 175.00 feet, a chord bearing of South 70 degrees 10 minutes 08 seconds East, a chord distance of 6.98 feet;

THENCE, along said curve to the left an arc distance of 6.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 18 degrees 41 minutes 16 seconds East a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 84 degrees 46 minutes 23 seconds East a distance of 26.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 78 degrees 31 minutes 41 seconds East a distance of 16.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 67 degrees 46 minutes 00 seconds East a distance of 181.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 77 degrees 51 minutes 01 seconds East a distance of 44.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 88 degrees 53 minutes 40 seconds East a distance of 50.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 400.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 120.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 44 degrees 46 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 14 minutes 00 seconds West a distance of 10.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 145.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 220.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 220.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 220.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 44 degrees 46 minutes 00 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 110.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 800.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 14 minutes 00 seconds West a distance of 41.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 14 minutes 00 seconds East a distance of 5.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 14 minutes 00 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 46 minutes 00 seconds East a distance of 119.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 44 degrees 49 minutes 07 seconds East a distance of 28.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 52 minutes 13 seconds East, a distance of 30.00 feet to a Mag Nail set in the east line of said Celina Development tract, and the west line of said 40 foot right of way dedication for County Road No. 84;

THENCE, South 00 degrees 07 minutes 47 seconds East, along the east line of said Wells South Development Phase I tract and the west line of said 40 foot right of way dedication, a distance of 1,293.95 feet the **POINT OF BEGINNING** and **CONTAINING** 95.68 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wells South Development Phase I, LLC, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LILYANA PHASE I, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Open Spaces 1X thru 6X described in LILYANA PHASE I, an addition to the City of Celina, Texas are hereby dedicated, in fee simple to the Home Owners Association (H.O.A.) for LILYANA PHASE I forever.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the _____ day of _____ , 2016.

By:

Authorized Signature of _____, Owner

_____
Title

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ , 2016.

_____
Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862

Date _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ , 2016.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the corporate limits [or the extraterritorial jurisdiction] of the City of Celina, Collin County, Texas.

_____ _____
Signature of Mayor Date of approval

ATTEST:

_____ _____
City Secretary Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

_____ _____
Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

_____ _____
Signature of Mayor Date of Approval

ATTEST:

_____ _____
City Secretary Date

FINAL PLAT
LILYANA
PHASE I
CONTAINING
293 RESIDENTIAL LOTS, 7 OPEN SPACES,
1 AMENITY CENTER LOT
TOTALING 95.68 ACRES
SITUATED IN THE
JONATHAN WESTOVER SURVEY, ABST. No. 1030
& W. WILHITE SURVEY, ABST. No. 1002
COLLIN COUNTY, TEXAS
DECEMBER 2016

DEVELOPER
HILLWOOD COMMUNITIES
VICTORY PARK
3090 OLIVE STREET, SUITE 300, Dallas, Texas 75219
Phone (214) 777-4396 Fax (972) 201-2959

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

SHEET 3 OF 3

CITY PROJECT NUMBER: P-201511-01 **PROJECT NUMBER:** R302791.02

DWG: I:\proj\R302791.02\05 Design\Wells South (Celina Texas)\Phase 1\Final Plat\SOWELL-CONST FINAL PLAT.dwg USER: egaldamez
DATE: Dec 15, 2016 4:17pm XREFS: 3027910 1 BASE PH1-BASE 3027910 2_CONST-PLT-BD WELLS SOUTH-LOCATION MAP HILLWOOD_MASTER PLAN 3027910 1 TREE SURVEY NEWMAP AERIAL CONTOURS Berlin Boundary

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Rick Chaffin, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Ben Rodriguez, Senior Planner
Meeting Date:	January 17, 2017
Re:	Creeks of Legacy West Construction Plat

Action Requested:
Consider and act upon a Construction Plat for Creeks of Legacy West, Phase 1, being approximately 54.131 acres situated in the J. McKinn Survey, Abstract No. 889, W. Phillips Survey, Abstract No. 1029, and the A. Thomasson Survey, Abstract No. 1265, comprised of one 188 residential lots and nine (9) open space/common areas. The property is located north of Frontier Parkway, and west of Legacy Drive. (Creeks of Legacy West Construction Plat)

Background Information:
Staff has reviewed the proposed Construction Plat for Creeks of Legacy West, and has determined that the outstanding comments are of a minor nature and can be revised prior to City Council.

The outstanding comments are:

1. Landscape & Screening Plans are to be submitted prior to preconstruction meeting occurring.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

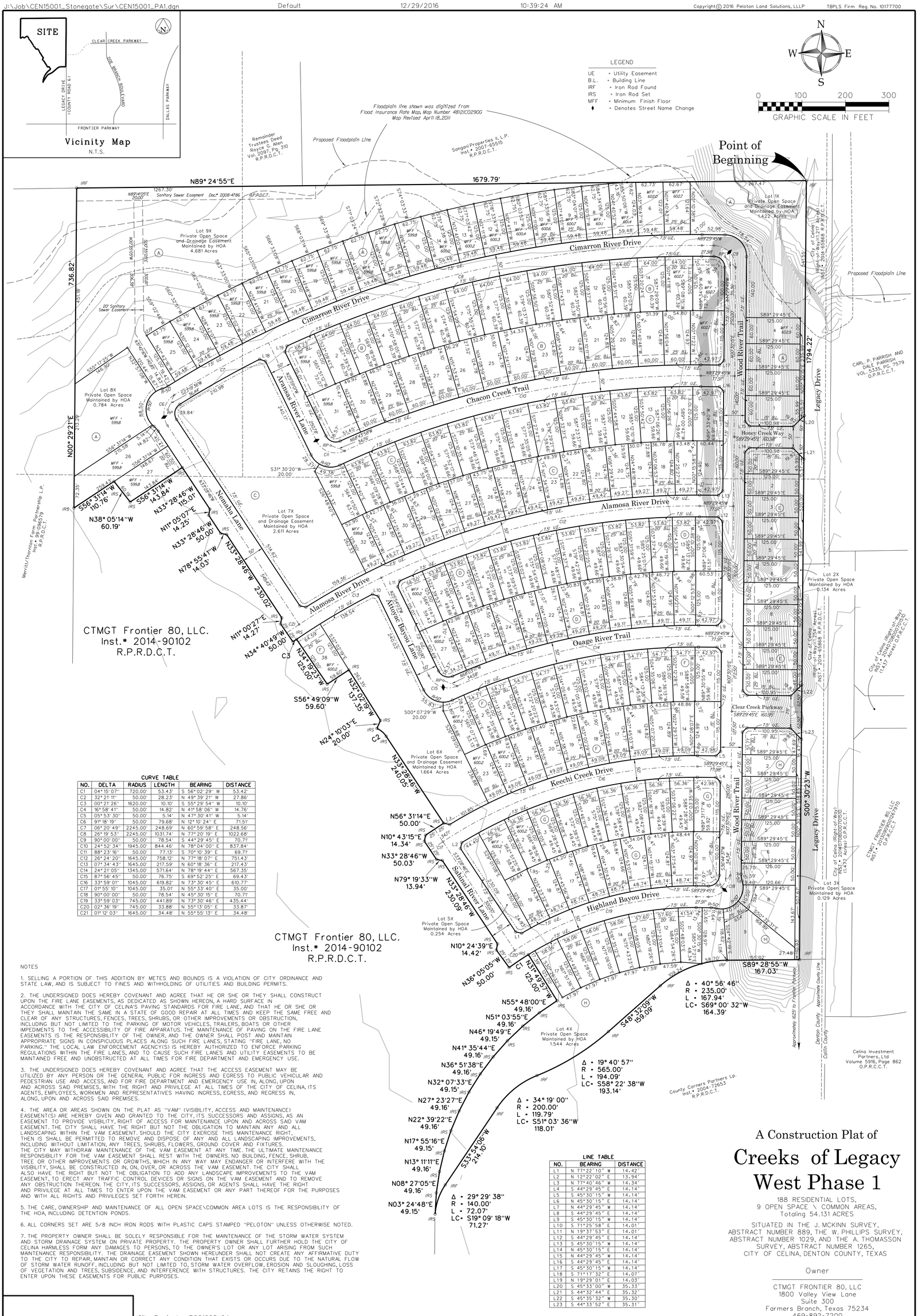
Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Plat Exhibit

Staff Recommendation:
Staff recommends approval pending comments being addressed.

Copyright © 2016 Peloton Land Solutions, LLLP



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	04° 15' 07"	720.00'	53.43'	S 56° 02' 29" W	53.42'
C2	32° 21' 11"	50.00'	28.23'	N 49° 39' 21" W	27.86'
C3	00° 21' 26"	1620.00'	10.10'	S 55° 29' 54" W	10.10'
C4	16° 58' 41"	50.00'	14.82'	N 41° 58' 06" W	14.76'
C5	05° 53' 30"	50.00'	5.14'	N 47° 30' 41" W	5.14'
C6	91° 18' 19"	50.00'	79.68'	N 12° 10' 24" E	71.51'
C7	06° 20' 49"	2245.00'	248.69'	N 60° 59' 58" E	248.56'
C8	26° 19' 53"	2245.00'	1031.74'	N 77° 20' 19" E	1022.68'
C9	90° 00' 00"	50.00'	78.54'	S 44° 29' 45" E	70.71'
C10	24° 52' 34"	1945.00'	844.46'	N 78° 04' 00" E	837.84'
C11	88° 23' 16"	50.00'	77.13'	S 70° 10' 39" E	69.71'
C12	26° 24' 20"	1645.00'	758.12'	N 77° 18' 07" E	751.43'
C13	07° 34' 43"	1645.00'	217.59'	N 60° 18' 36" E	217.43'
C14	24° 21' 05"	1345.00'	571.64'	N 78° 19' 44" E	567.35'
C15	87° 56' 45"	50.00'	76.75'	S 69° 52' 25" E	69.43'
C16	33° 59' 01"	1045.00'	619.82'	N 73° 30' 45" E	610.77'
C17	01° 55' 10"	1045.00'	35.01'	N 55° 33' 40" E	35.00'
C18	90° 00' 00"	50.00'	78.54'	N 45° 30' 15" E	70.71'
C19	33° 59' 03"	745.00'	441.89'	N 73° 30' 46" E	435.44'
C20	02° 36' 19"	745.00'	33.88'	N 55° 13' 05" E	33.87'
C21	01° 12' 03"	1645.00'	34.48'	N 55° 55' 13" E	34.48'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 77° 22' 10" W	14.42'
L2	N 12° 22' 02" E	13.94'
L3	N 77° 40' 46" W	14.34'
L4	S 44° 29' 45" E	14.14'
L5	S 45° 30' 15" W	14.14'
L6	N 45° 30' 15" E	14.14'
L7	N 44° 29' 45" W	14.14'
L8	S 44° 29' 45" E	14.14'
L9	S 45° 30' 15" W	14.14'
L10	S 71° 25' 58" E	14.01'
L11	N 19° 37' 53" E	14.01'
L12	S 44° 29' 45" E	14.14'
L13	S 45° 30' 15" W	14.14'
L14	N 45° 30' 15" E	14.14'
L15	N 44° 29' 45" W	14.14'
L16	S 44° 29' 45" E	14.14'
L17	S 45° 30' 15" W	14.14'
L18	S 71° 17' 32" E	14.07'
L19	N 19° 29' 01" E	14.03'
L20	S 45° 33' 00" W	35.33'
L21	S 44° 32' 44" E	35.32'
L22	S 45° 35' 32" W	35.30'
L23	S 44° 33' 52" E	35.31'

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE OR SHE OR THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AS SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF CELINA'S PAVING STANDARDS FOR FIRE LANE, AND THAT HE OR SHE OR THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

3. THE UNDERSIGNED DOES HEREBY COVENANT AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CELINA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

4. THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IS SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

5. THE CARE, OWNERSHIP AND MAINTENANCE OF ALL OPEN SPACE\COMMON AREA LOTS IS THE RESPONSIBILITY OF THE HOA, INCLUDING DETENTION PONDS.

6. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

7. THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. THE PROPERTY OWNER SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FORM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.

A Construction Plat of
Creeks of Legacy West Phase 1

188 RESIDENTIAL LOTS,
9 OPEN SPACE \ COMMON AREAS,
Totaling 54.131 ACRES

SITUATED IN THE J. MCKINN SURVEY, ABSTRACT NUMBER 889, THE W. PHILLIPS SURVEY, ABSTRACT NUMBER 1029, AND THE A. THOMASSON SURVEY, ABSTRACT NUMBER 1265, CITY OF CELINA, DENTON COUNTY, TEXAS

Owner

CTMGT FRONTIER 80, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
469-892-7200

City Project • P201605-04

SHEET 1 OF 2 SHEETS

PELOTON LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

JOB #:	CEN15001
DRAWN BY:	D. Freemon
CHECKED BY:	T. Bridges
DATE:	05-06-16
REVISIONS:	

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Rick Chaffin, Interim City Manager
	Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Robyn Miga, Planner
Meeting Date:	January 17, 2017
Re:	Rezoning Request for Joel Field on a 2.559 acre tract of land

Action Requested:
The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 2.559 acre tract of land from AG, Agriculture zoning district to RO, Retail and Office zoning district. The property is situated in the Coleman Watson Survey, Abstract 945. The property is generally located on the northwest corner of Frontier Parkway and FM 2478 (Future Custer Road). (Joel Field Zoning)

Background Information:
The property owner has requested that this property be rezoned from its current zoning of AG, Agriculture, to RO, Retail and Office. The total acreage of the area to be rezoned is approximately 2.559 acres.

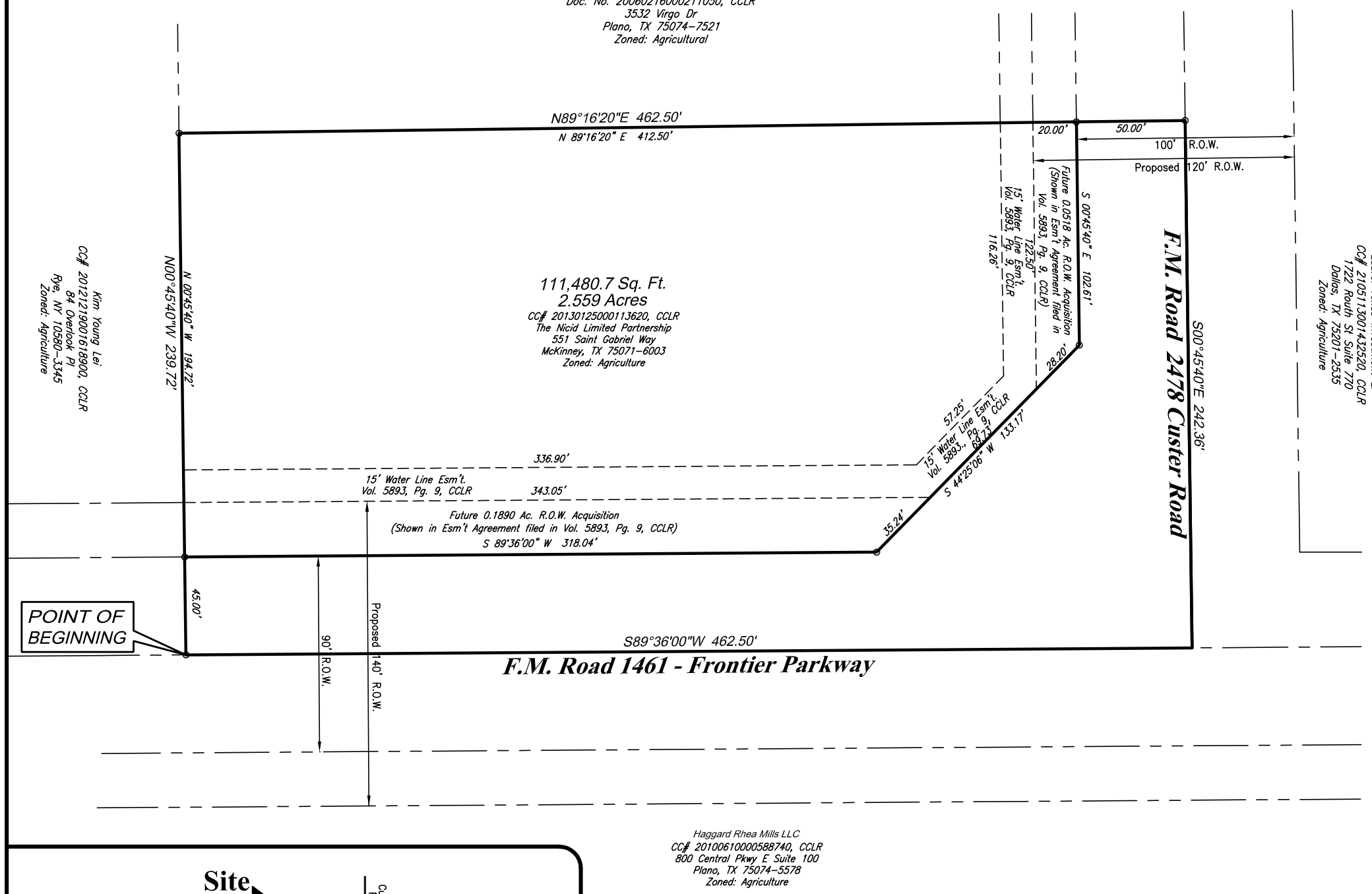
Comprehensive Plan:
This property is located at the intersection of two major roads, which the land use plan calls for commercial and mixed use, therefore the proposed request for Retail and Office at this location is in compliance with the City's Comprehensive Plan.

Thoroughfare Plan:
The Thoroughfare Plan shows two major thoroughfares adjacent to the subject property: FM 1461 (Frontier Parkway), which is a six-lane divided highway within 120 feet of right-of-way; and FM 2478 (Future Custer Road) is a proposed six-lane divided highway within 120 feet of right-of-way. The property is located at the northwest corner of the intersection of both of these major thoroughfares.

Board Review/Citizen Input:
A notice of the public hearings was published in *The Celina Record* on December 30, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. No property owners were notified because none were on the most recent tax rolls.

Supporting Documents:
- Area Exhibit

Staff Recommendation:
Staff recommends approval of the rezoning request.



Metes and Bounds Description

SITUATED in the State of Texas, County of Collin and City of Celina (ETJ), being part of the Coleman Watson Survey, Abstract 945, being all of a 1.752 acre tract of land as recorded under County Clerk No. 20130125000113620 of the Collin County Land Records, being part of the right-of-way of F.M. Road 1461 (Frontier Parkway), being part of F.M. Road 2478 (Custer Road) with said premises being more particularly described as follows:

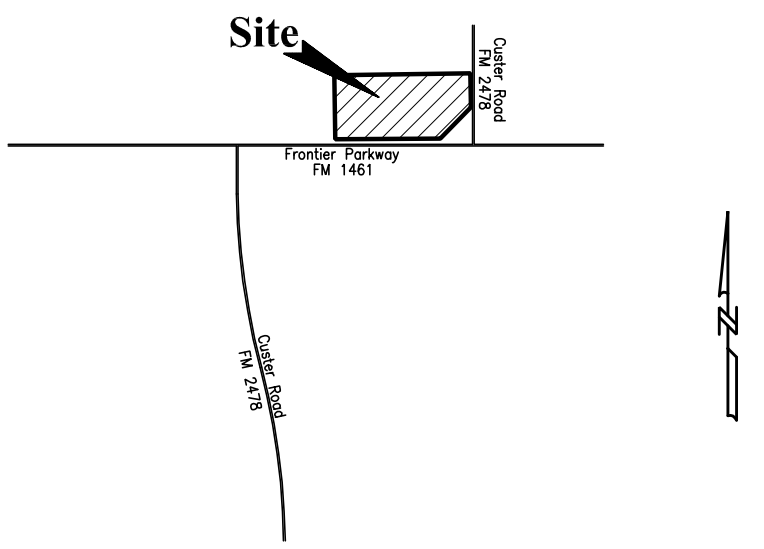
BEGINNING at a point for corner in the centerline of F. M. Road 1461 (Frontier Parkway) and being the southerly projection of the west line of said 1.752 acre tract;

THENCE North 00°45'40" West with the projected line of said 1.752 acre tract, passing at 45.00 feet the southwest corner of said 1.752 acre tract, and the southeast corner of Kayasa Family, Ltd. property as recorded in Volume 5817, Page 3789 of the Collin County Land Records, and continuing with said common line for a total distance of 239.72 feet to the northwest corner of said 1.752 acre tract, and the southwest corner of Bobcat Corporations property as recorded under County Clerk No. 20060216000211050 of the Collin County Land Records;

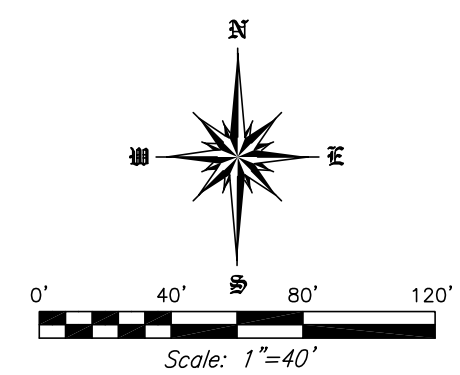
THENCE with the north line of said 1.752 acre tract and the south line of Bobcat Corporations property, North 89°16'20" East, passing at 412.50 feet the northeast corner of said 1.752 acre tract, and continuing with the easterly projected north line of said 1.752 acre tract a total distance of 462.50 feet to the centerline of the aforementioned F.M. Road 2478 (Custer Road);

THENCE with the centerline of F. M. Road 2478 (Custer Road) South 00°45'40" East, 242.36 feet to its intersection with the centerline of the aforementioned F. M. Road 1461 (Frontier Parkway);

THENCE with the centerline of F. M. Road 1461 (Frontier Parkway), South 89°36'00" West, 462.51 feet to the place of beginning and containing 111,480.70 square feet or 2.559 acres of land.



VICINITY MAP
N.T.S.



APPLICANT: Joel Field	SURVEYOR
The Nicid Limited Partnership	Roome Land Surveying, Inc.
551 Saint Gabriel Way	2000 C Ave Suite 810
McKinney, TX 75071-6003	Plano, TX 75074
Contact: Joel Field	Contact: Fred Bemenderfer
Phone: 214-726-6700	Phone: (O) 972-423-4372
	(M) 214-793-0786

Notes: The purpose of this description is for Zoning purposes requested by the City of Celina. The deed for the 1.752 acre tract and the right-of-way information depicted in an exhibit as recorded in Volume 5893, Page 9 of the Collin County Land Records were also used in this description. The City of Celina is not requiring an on the ground survey. The surveyor did research and confirm ROW for FM Road 1461 and FM Road 2478. No conveyance of the ROW Acquisition for the 0.1890 acre tract and 0.0518 acre tract was found. This description was prepared without the benefit of a title commitment.

No part of the subject property is shown to lie within a Special Flood Hazard Area per FEMA FIRM Maps Panel 48085C140 J of the Collin County, Texas and Incorporated dated June 2, 2009 (Zone X).

Zoning Exhibit
Joel Field Proposed Zoning Retail and Office
District (RO) 2.559 Acre Tract
Coleman Watson Survey, A-945
City of Celina, Collin County, Texas
November 29, 2016

STATE OF TEXAS
REGISTERED
F.E. BEMENDERFER JR.
4051
PROFESSIONAL
LAND SURVEYOR

P/AC/201604/AC831322.dwg

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Rick Chaffin, Interim City Manager
From:	Ben Rodriguez, Planner
Meeting Date:	January 17, 2017
Re:	Subdivision Ordinance Variance Request for over length cul-de-sac

---

Action Requested:
Consider and act upon a request for a Subdivision Ordinance Variance from Pointe Land & Development to Section 10.23.122(m)(1) Culs-de-sac, dead-end streets, to allow an over length cul-de-sac. The project is located at the northwest intersection of CR 100 and CR 97 (Coit Road) (Buffalo Ridge)

Background Information:
The Subdivision Ordinance includes specific regulations for granting a variance:

> Section 10.03.008 Variances and appeals
>
> (a) These rules and regulations are the standard requirements of the City. Suspension of any of these rules and regulations may be granted by the city council upon a good and sufficient showing by the owner that there are special circumstances or conditions affecting the property in question, or that enforcement of the provisions of this article will deprive the applicant of a substantial property right and that such suspension, if granted, will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity. Each and every application for variance shall be decided solely and entirely on its own merits and the disposition of any prior or pending application for variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.
>
> (b) The owner of any tract of land aggrieved by the decision made under these regulations by any administrator or official of the City shall first apply to the Planning and Zoning Commission for relief from such administrative decision. Any aggrieved party having any interest in the matter may appeal the ruling by the Planning and Zoning Commission regarding the decision to the City Council.

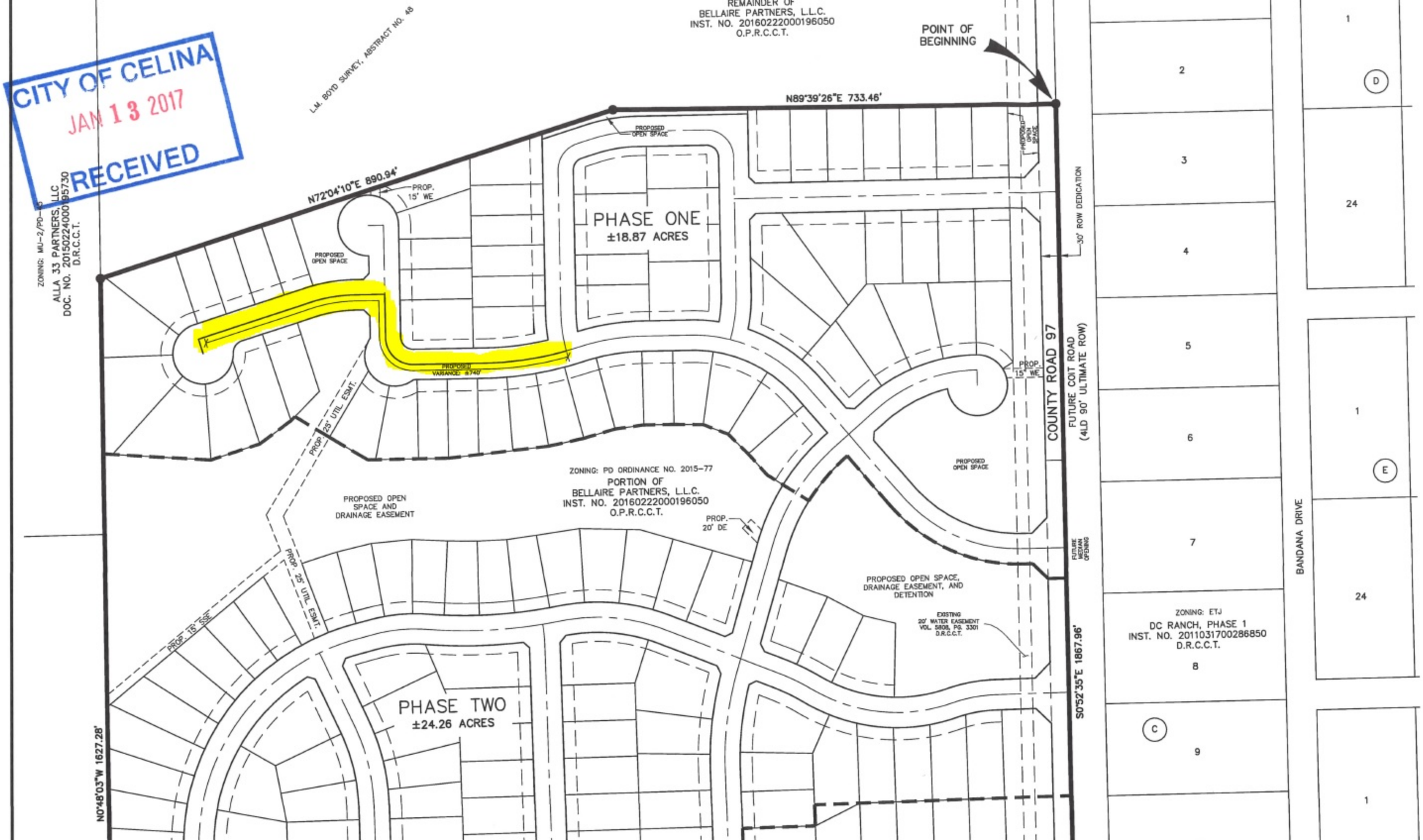
Variance Requested:
The applicant has submitted a request to allow the construction of a cul-de-sac which exceeds the 600 foot maximum allowed by the City's Subdivision regulations. The applicant has worked with the City to minimize the amount of variance needed as much as possible.

Legal Review:
N/A

Supporting Documents:

- Exhibit Illustrating the over length section.

Staff Recommendation:
Staff recommends approval of the variance request.


CITY OF CELINA
JAN 13 2017
RECEIVED
L.M. BOYD SURVEY, ABSTRACT NO. 48
REMAINDER OF
BELLAIRE PARTNERS, L.L.C.
INST. NO. 20160222000196050
O.P.R.C.C.T.
POINT OF BEGINNING
N89°39'26"E 733.46'
N72°04'10"E 890.94'
ZONING: MU-2/PD-18
ALLA 33 PARTNERS, LLC
DOC. NO. 20150224000195730
D.R.C.C.T.
PROP. 15' WE
PROPOSED OPEN SPACE
PHASE ONE
±18.87 ACRES
PROPOSED VARIANCE: ±740'
PROP. 25' UTIL. ESMT.
PROP. 15' WE
30' ROW DEDICATION
COUNTY ROAD 97
FUTURE COIT ROAD
(4LD 90' ULTIMATE ROW)
ZONING: PD ORDINANCE NO. 2015-77
PORTION OF
BELLAIRE PARTNERS, L.L.C.
INST. NO. 20160222000196050
O.P.R.C.C.T.
PROPOSED OPEN SPACE AND DRAINAGE EASEMENT
PROP. 20' DE
PROP. 25' UTIL. ESMT.
PROP. 15' SGE
PROPOSED OPEN SPACE, DRAINAGE EASEMENT, AND DETENTION
EXISTING 20' WATER EASEMENT VOL. 5808, PG. 3301 D.R.C.C.T.
FUTURE MEDIAN OPENING
S0°52'35"E 1867.96'
PHASE TWO
±24.26 ACRES
N0°48'03"W 1627.28'
ZONING: ETJ
DC RANCH, PHASE 1
INST. NO. 2011031700286850
D.R.C.C.T.
BANDANA DRIVE
1
2
3
4
5
6
7
8
9
24
D
E
C

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Rick Chaffin, Interim City Manager
From:	Ben Rodriguez, Planner
Meeting Date:	January 13, 2017
Re:	Buffalo Ridge General Development Plan

Action Requested:
Consider and act upon an application for a General Development Plan for Buffalo Ridge, a single family residential development, situated on a ±64.9 acre tract of land within the L.M. Boyd Survey #14, Abstract No. 0048, Collin County, Texas, the property is generally located at the northwest corner of CR 100 and CR 97 (Coit Road)

Background Information:
The property was zoned as the Littell Tract (PD-60) in December, 2015. The PD contains both residential and Non-residential developments. The proposed GDP is for the residential portion of this property.

The intent of a GDP is to address an overall tract through the design process as smaller tracts are selected for development. The process will assist owners and developers with an organized plan to reduce requests for variances in the future. The GDP review addresses access, lot configuration, land use, preliminary water, sewer and drainage for the site. A General Development Plan is required prior to or in conjunction with a Construction Plat application.

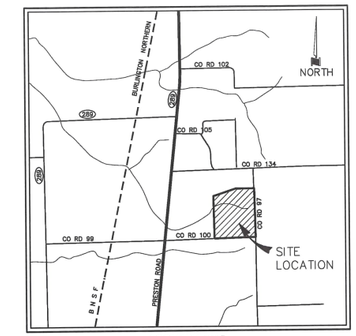
Legal Obligations and Review:
N/A

Public Notifications:
N/A

Supporting Documents:
- GDP Exhibit

Staff Recommendation:
Staff recommends approval of the GDP.

CITY OF CELINA
JAN 13 2017
RECEIVED



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the L.M. BOYD SURVEY, ABSTRACT NO. 48, Collin County, Texas and being a portion of that tract of land conveyed to Bellaire Partners, LLC, according to the document filed of record in Document Number 20160222000196050, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the center line of County Road 97 and center line of County Road 100, for the southeast corner of this tract;

THENCE South 88° 37' 35' West, with the south line of this tract, a distance of 1,587.40 feet to a point for the southwest corner of this tract, being common with the southeast corner of that tract of land conveyed to CR 100 Thirty-Three Partners, LP, according to the document filed of record in Document Number 20150224000195720, Deed Records, Collin County, Texas;

THENCE North 00° 48' 03' West, with the west line of this tract, a distance of 1,627.28 feet to a point for corner in the east line of a tract of land conveyed to Alla 33 Partners, LLC, according to the document filed of record in document filed of record in Document Number 20150224000195730, Deed Records, Collin County, Texas;

THENCE North 72° 04' 10' East, leaving said common line, over and across this tract, a distance of 890.94 feet to a point for corner;

THENCE North 89° 39' 26' East, continuing across this tract, a distance of 733.46 feet to a point for corner in the east line of this tract;

THENCE South 00° 52' 35' East, with said east line, a distance of 1,867.96 feet to the POINT OF BEGINNING and containing 65.904 acres of land, more or less.

RESIDENTIAL LOT SUMMARY

LOT TYPE	PHASES			LOT TYPE	LOT
	1	2	3	SUMMARY	TYPE %
50'	36	36	38	110	49.5
60'	28	36	48	112	50.5
SUMMARY BY PHASE	64	72	86	222	–

***SUMMARY NOTE:**

RESIDENTIAL LOT TOTALS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING AND PLATTING BASED ON CURRENT MARKET DEMANDS AND CONSTRUCTION; THE ULTIMATE DEVELOPMENT SHALL COMPLY WITH THE APPROVED ZONING PD.

GENERAL NOTES:

1) THE SUBJECT PROPERTY IS CURRENTLY ZONED PD ORDINANCE NO. 2015-77.
2) ALIGNMENTS SHOWN HEREIN ARE GENERAL AND FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT SET ALIGNMENT. AT THE TIME OF FINAL PLAT ALL INTERSECTIONS SHALL BE 90° THROUGH THE RIGHT-OF-WAY, ± 5 DEGREES.
3) ALL STREETS SHALL BE DEVELOPED TO THE CITY OF CELINA STANDARD RESIDENTIAL STREET.
4) PHASING, LOT AND STREET CONFIGURATION IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND PLATTING.
5) A FLOOD STUDY SHALL BE SUBMITTED TO THE CITY OF CELINA FOR REVIEW AT THE TIME PHASE ONE CONSTRUCTION PLAT.

GENERAL DEVELOPMENT PLAN
BUFFALO RIDGE
±65.904 ACRES RESIDENTIAL

BEING 222 SINGLE FAMILY RESIDENTIAL LOTS
AND 8 OPEN SPACE LOTS
AN ADDITION TO THE CITY OF CELINA
L.M. BOYD SURVEY, ABST. A0048
COLLIN COUNTY, TEXAS

NOVEMBER, 2016 SCALE: 1"=150'

OWNER
BELLAIRE PARTNERS, LLC.
12400 PRESTON ROAD, SUITE 100
FRISCO, TEXAS 75033
(972) 250-1263
CONTACT: REX GLENDENNING

DEVELOPER
POINTE LAND & DEVELOPMENT
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
(972) 905-2146
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT : TRACI SHANNON KILMER AND TONY KRAUSKA

REVISED: JANUARY 13, 2017

16028

DOWDEY, ANDERSON & ASSOCIATES, INC.

BUFFALO RIDGE – GENERAL DEVELOPMENT PLAN

P:\Project C3D\16028\16028-GDP.dwg, 16028-DP-SHEET 1-100sc, 1/13/2017 10:28:21 AM, tskilmer, Dowdey, Anderson & Associates, Inc., TSY

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Rick Chaffin, Interim City Manager Helen-Eve Liebman, AICP, Director of Planning & Development Services
From:	Ben Rodriguez, Senior Planner
Meeting Date:	January 17, 2016
Re:	The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 15.47 acre tract of land from AG, Agriculture zoning district to PD, Planned Development Zoning District, with the base zoning of HI, Heavy Industrial District. The property is situated in the Collin County School Land Survey #14, Abstract No. 167. The property is generally located on the northeast corner of Frontier Parkway and Prairie Crossing (former CR51). (Stelzer PD)

Action Requested:
The Planning and Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a 15.47 acre tract of land from AG, Agriculture zoning district to PD, Planned Development Zoning District, with the base zoning of HI, Heavy Industrial District. The property is situated in the Collin County School Land Survey #14, Abstract 167. The property is generally located on the northeast corner of Frontier Parkway and Prairie Crossing (former CR51). (Stelzer PD)

Background Information:
The property owner has requested that this property be rezoned from its current zoning of AG, Agriculture, to PD, Planned Development with the base zoning of HI, Heavy Industrial. The total acreage of the area to be rezoned is approximately 15.47 acres.

The proposed PD is to facilitate the development of an office/warehouse park. Staff feels that this is an appropriate location given the constraints on this property. The property's access is limited by the adjacent Railroad Right of Way, in addition to a future elevated rail crossing that will be constructed on this site. Due to the limited access to the site staff feels that a successful retail use on this site would be challenging. Additionally, a substantial portion of the site is encumbered by floodplain which further limits the buildable area.

Due to the property's location and surrounding land uses (RV & boat storage, & railroad), the applicant has requested a reduction in masonry standards for the property. The City's code requires that non-residential structures be made of 100% masonry materials. Staff is comfortable with reduced masonry standards for the project. However, staff has requested that language be added to ensure that all facades facing or visible from Frontier Parkway or Prairie Crossing are 100% masonry, facades which face the railroad right-of-way or face internally to the development could be made of a combination of masonry and non-masonry materials, including metal.

Staff has requested that the proposed 40 foot buffer adjacent to Prairie Crossing be reduced to a 30 foot buffer measured from the future right of way with an included 4 foot landscape berm to obstruct the views between the individual buildings.

Comprehensive Plan:
The City's Comprehensive Plan designates this area as Suburban Moderate-High Residential (suburban mix). This land use designation encompasses the majority of land area outside the commercial core and would accommodate a range of housing types including single family detached, attached dwellings such as duplexes, and townhomes. Supporting office, retail, commercial and entertainment are considered acceptable uses. These non-residential uses are intended to support a much larger area than the immediate neighborhood and will be located at and in between intersections.

Staff feels that given its location adjacent to the railroad in addition to its frontage on a future six-lane divided thoroughfare, the proposed zoning request meets the intent of the Suburban Moderate-High Residential designation. The land uses being proposed within the PD regulations will serve not only the local residential community but also the region as a whole.

Thoroughfare Plan:
One of the reasons that staff feels that this use is appropriate for this given location is that this site will be situated under a future elevated bridge which is set to cross the railroad right-of-way. Given that the majority of the site will not be visible from the future elevated thoroughfare staff feels that this request is warranted.

The elevated rail crossing will require a substantial amount of property to be needed from this site to facilitate the construction of a ramped embankment. The County has estimated that it will need an additional 200 feet of right of way from the north side of Frontier Parkway to accommodate the embankment and service road. Staff has requested that the client provide notation that additional right-of-way may be needed in the future.

Board Review/Citizen Input:
A notice of the public hearings was published in *The Celina Record* on December 30, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation staff had received no letters in support or in opposition to the proposal.

Supporting Documents:
- Area Exhibit

Staff Recommendation:
Staff recommends to continue the Public Hearing to February 21, 2017 Planning & Zoning Commission meeting in anticipation of a fully vetted application for rezoning.